

## 7.0 SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)

### 7.01 Purpose

This district is created to provide for attractive, quality residential development, to identify areas that have previously been developed for single family residences, and to protect residences from incompatible uses. This district is intended to cluster residences in order to make it more reasonable and economical to provide public services.

### 7.02 Permitted Uses

- 1) Single-family dwellings
- 2) Home occupations, professional home offices
- 3) Accessory buildings, including private garages, carports and boathouses, clearly incidental to the residential use of the property and provided that:
  - a) No accessory structure may be used as a separate dwelling unit.
  - b) Any accessory building greater than 24 feet by 30 feet in area or greater than 14 feet in height shall require a conditional use permit.
- 4) Household pets, including animals or fowl ordinarily permitted in the house or kept for pleasure, such as dogs, cats, canaries, rabbits and the like.
- 5) Animals and fowl other than household pets shall be permitted with the following limitations:
  - a) Lots or parcels on which such animals or fowl are maintained shall contain a minimum of 5 acres.
  - b) Any building housing such animals or fowl shall be not less than 100 feet from any lot line.
  - c) Appropriate confinement must be provided.
- 6) Signs – only those meeting the standards of this Ordinance.

### 7.03 Conditional Uses

- 1) Two-family dwellings
- 2) Churches
- 3) Schools

- 4) Telephone and power distribution poles, lines, gas lines and necessary appurtenant equipment meeting the conditions set forth in the Town Ordinance regarding utility locations, and provided that local distribution facilities shall be underground.
- 5) Fenced swimming pools shall comply with all State codes.
- 6) Tennis courts and other similar recreational facilities developed in conjunction with and intended for the sole use of the residents of an individual development.
- 7) Parks and playgrounds.

#### 7.04 Standards

##### 1) Dimensional Rules and Standards for All Uses in this District

- a) Lot area: All lots or parcels shall be sufficient in size and shape to satisfy highway setbacks, water setback, rear and side yard setbacks, off-street parking and sanitary requirements, and all lots or parcels shall meet the following minimum area and width requirements:
  - 1) Those lots provided with public sewer shall have a minimum area of 10,000 square feet and a minimum width of 100 feet.
  - 2) Those lots not provided with public sewer shall have a minimum lot area and a minimum width in accordance with Department of Industry, Labor, and Human Relations provisions.
- b) Side yard: Nothing shall be built within 10 feet of any side lot line.
- c) Rear yard: Nothing shall be built within 10 feet of any rear lot line.
- d) Height: No building shall exceed 35 feet in height above grade.
- e) Floor area: No residence shall contain less than 1,000 square feet of living area with a minimum width of 20 feet.
- f) Home occupation and professional home offices shall be incidental to the principal residential use, situated in the same building, carried on by the residential occupant, and subject to the following conditions:
  - 1) Such use shall not occupy more than 20 percent of the floor area of the residence in which it is located.
  - 2) Such use shall not employ on the premises more than 2 full-time people not residents of the premises.

- 3) Any off-street parking area provided shall be paved, maintained and adequately screened from adjoining residential properties.
- 4) Such use shall not include the outside storage of materials or other operational activity which would create a nuisance or be otherwise incompatible with the surrounding residential uses.
- g) Signs: Only those signs listed below shall be permitted and all signs shall meet the standards of this Ordinance governing signs in addition to those below:
  - 1) Signs to advertise a home occupation or professional home office, provided that such sign shall not exceed 6 square feet in gross area.
  - 2) Temporary signs to advertise the sale, rent, lease or trade of the property on which the sign is placed, provided that such sign shall not exceed 6 square feet in area, except in subdivisions or unplatted lands newly opened for sale, such sign shall not exceed 32 square feet in area.
- 2) Dimensional rules and Standards for Conditional Uses
  - a) Conditional uses must be determined:
    - 1) Not to cause unusual public service needs
    - 2) Not to produce traffic which results in a major slowing of highway traffic, i.e. volume, ingress, egress
    - 3) To be compatible with residential use in this district
    - 4) Not to adversely affect property values in the area
    - 5) Not to cause population densities which would unreasonably overburden the land or required public services
    - 6) Not to endanger public health or safety or create a public nuisance